

A G E N D A



RCA	Austin City Council	Item ID	5315
Meeting Date:	4/7/2011	Department:	Planning and Development Review

Subject

Approve a resolution consenting to legislation that would create the Rio de Vida special district, consisting of approximately 2,130 acres of land located along the east and west sides of SH 130 between FM 969 and the Colorado River, if certain provisions are included in the legislation creating the district.

Amount and Source of Funding

Fiscal Note

Purchasing Language:

Prior Council Action:

For More Information:

Jackie Chuter 974-2613; Sylvia Arzola 974-6448

Boards and Commission Action:

MBE / WBE:

Related Items:

Additional Backup Information

On December 10, 2010, TXI Operations, LP (TXI) petitioned the City for consent to the creation of a special district known as Rio de Vida in the City's preferred growth area. The proposed district includes approximately 2,130 acres of land located along the east and west sides of SH 130 between FM 969 and the Colorado River.

In February, legislation that would create the district was filed on behalf of TXI. This resolution expresses the Council's support for such legislation conditioned on the legislation including several provisions addressing the City's concerns about special districts in the ETJ. The proposed legislation should provide for the district to be enabled to continue in existence, and to issue debt, only if the City and TXI successfully negotiate and execute a consent agreement that is approved by the City Council on or before September 1, 2012. The legislation should provide that the district would dissolve on September 1, 2012, if the City and TXI do not enter into a consent agreement by that date. The legislation also should deem the consent agreement to be valid and enforceable; authorize one permanent board director to be appointed by the City; create board member term limits; and authorize setting a minimum tax

rate.

The resolution helps to implement the City's MUD policy adopted in Resolution 20110217-030. TXI has committed to providing extraordinary benefits, superior development, and enhancement of other City interests when negotiating the consent agreement after the legislation is approved.